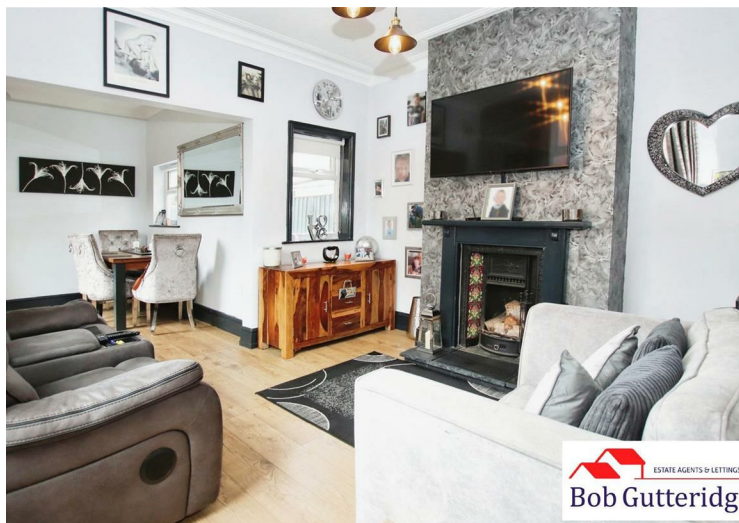


1 Lawson Terrace, Porthill, Newcastle, Staffs, ST5 8PB



Freehold £179,950

Bob Gutteridge Estate Agents are delighted to bring to the market this town house in this ever popular Porthill location which provides ease of access to local shops, schools and amenities as well as offering good road links to both the A34 and A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi gas central heating and in brief the accommodation comprises of entrance hall, sitting room, spacious open plan lounge/dining room with access to a cellar, fitted kitchen, ground floor bathroom and to the first floor are three generous bedrooms along with a first floor shower room. Externally the property offers a fore court, side garden with parking area and access to a landscaped ease of maintenance rear garden. This home should be viewed at a potential purchasers earliest opportunity !

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, glazed skylight above, original cornicing to ceiling, pendant light fitting, stairs to first floor landing and door leads off to;



SITTING ROOM 4.39m x 3.73m (14'5" x 12'3")

With Upvc double glazed window to front, coving to ceiling, four LED spotlight fittings, oak effect laminate flooring, feature fireplace with brick insert and slate hearth along with cast iron log burner, TV aerial connection point and Virgin Media connection point (subject to usual transfer regulations), built in meter cupboards and power points.



L SHAPED LOUNGE/DINING ROOM 3.78m reducing to 2.46m x 7.04m reducing 3.48m (12'5" reducing to 8'1" x 23'1" reducing 11'5")

With three Upvc double glazed windows to side, Upvc double glazed window to rear, cornice to ceiling, decorative ceiling rose, pendant light fitting, oak effect laminate flooring, two double panelled radiators, feature cast iron fireplace with cast iron grate with open hearth, two TV connection points plus Virgin Media connection point (subject to usual transfer regulations), power points and door leads off to;



CELLAR

With steps leading down, original stillage and lighting.

FITTED KITCHEN 3.99m x 2.03m (13'1" x 6'8")

With Upvc double glazed window to side, heat detector, four spotlight fittings, a range of base and wall mounted storage cupboards providing ample cupboard and drawer space, square edge work surface with matching upstands, built in resin sink unit with mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, built in four ring gas hob unit, Zanussi oven/grill beneath with extractor hood above, stainless steel splashback, vinyl cushion flooring, panelled radiator, power points, TV aerials socket and a Main Eco Compact combination boiler providing domestic hot water and central heating systems. Door to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door and doors to room including;

GROUND FLOOR BATHROOM 2.21m reducing to 1.30m x 2.03m reducing to 1.07m (7'3" reducing to 4'3 x 6'8" reducing to 3'6")
With Upvc double glazed frosted window to side, extractor fan, three LED spotlight fittings, a white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap and shower attachment, ceramic half wall tiling, vinyl cushion flooring and double panelled radiator.



FIRST FLOOR LANDING

With Upvc double glazed window to rear, smoke alarm, access to loft space, coving, three lamp light fitting, three spotlight fittings, door to built in storage cupboard and doors to rooms including;

BEDROOM ONE (FRONT) 3.56m x 3.18m to wardrobe frontage (11'8" x 10'5" to wardrobe frontage)

With Upvc double glazed window to front and side aspects, coving to ceiling, two LED spotlight fittings, double panelled radiator, power points, sliding wardrobe door reveals built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO 2.57m x 2.62m (8'5" x 8'7")

With Upvc double glazed window to side, coving to ceiling, two spotlight fittings, panelled radiator, power points and door to built in wardrobe providing ample domestic hanging space and storage space.



BEDROOM THREE 2.18m plus door recess x 2.44m (7'2" plus door recess x 8'0")

With Upvc double glazed window to rear, coving to ceiling, two spotlight fittings, access to loft space, panelled radiator, Virgin Media connection point, TV aerial point and power points.



FIRST FLOOR SHOWER ROOM 1.47m x 1.42m (4'10" x 4'8")

With globe light fitting, extractor fan, a white suite comprising of low level dual flush WC, pedestal sink unit with mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower with aqua boarding to splashback, vinyl cushion flooring and modern towel radiator.



EXTERNALLY



FORE COURT

With garden block walls along with a mature hedge, stone chipping and a brick paved area provides off road parking for a vehicle.

SIDE GARDEN

Bounded by garden brick walls and timber fencing, paved area providing off road parking for vehicle, double timber access gates, raised beds with mature shrubs and plants plus access off to;



REAR GARDEN

Bounded by garden brick walls and timber fencing with artificial grassed area providing ease of maintenance, railway sleepers to borders with plum slate chipping, timber decked area providing patio and sitting space.



COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

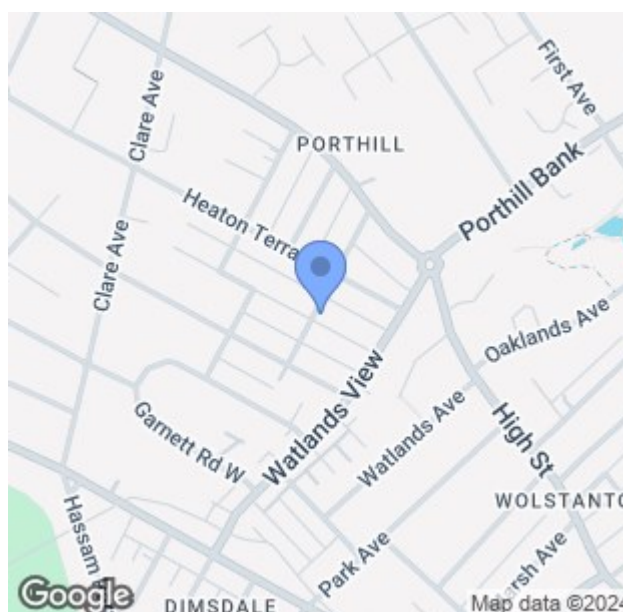
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

